THE BATTLE BETWEEN LANDLORD AND TENANT ENDED-THE RESULT-RENTS OF FURNISHED AND UNFURNISHED HOUSES-MURRAY HILL AND FIFTH-AVENUE-BROOKLYN AND JERSEY

The first of May has passed, and the annual battle between landlord and tenant has terminated. This year the contest has been unusually obstinate and protracted, the tenant fighting for a reduction of rent, and the landlord doing his best to maintain, if not advance, the rates already received. When business is good and people are making money, they are very apt to neglect expenses—both business and personal. Then we hear such expressions as "It doesn't matter what a merchant pays for the rent of his store, if only the location be the right one," and the tendency to extravagance in dwelling

property constantly increases.

The successful increhant becomes dissatisfied with the house that has proved a pleasant home to him in the days of his elerkship while his business was small, and aspires to an elegant brown-stone front on Murray Hill or the Avenue, and must needs have his horses and carriages. Not only this; but he discevers poor man-that his health suffers from overwork; that he is confined too closely to business, and mest have recreation. The beautiful May days come, and he finds his quarters on the Avenue too close, and fears the Summer heat will be too great. His family, too need the country air. The result of his deliberations is that he must have a country seat for Summer residence, and a city home for the Winter. Accordingly, he purchases, or hires for the Summer, a cottage or more costly residence at Newport, the Branch, Saratoga, or in one of our suburwalked quietly to the desk, and was introduced by Mrs. Wilbour, the President of Sorosis.

The distinctive rights of children Mrs. Burleigh defined and insisted upon with grace and spirit; their rights to be born under the best conditions and into a peaceful at a minost fabrallous sum for the rent of his store, if in the right location, seems a great fallacy. He reserts to his landlord, remonstrates, demonstrates to him that if he continues to pay such high rents he will have nothing left—that in reality he is keeping store for his landlord's benefit—and ends by demanding a reduction. At first the landlord declines; he too must live, he says. He has invested the proceeds of years of labor in that store, and depends on the rent of it for his support. Really, taxes are so high, assessments so heavy, and living expenses so great, that he cannot make any reduction. Sorry to loze his tenant, but thinks he will find no difficulty in obtaining another at the same or a higher rate; and so the interview closes, and a guerrilla warfare opens. On the store a large notice announces that the opens. On the store a large notice announces that the opens. On the store a large notice announces that the opens. On the store a large notice announces that the opens. On the store a large notice announces that the opens. On the store a large notice announces that to look over his list of prices and vacant stores. The agent—sly fex—tells the owner: "O yes, your store is very desirable, right on the thoroughfare; there will be very desirable, right on the thoroughfare; there will be very desirable, right on the thoroughfare; there will be very desirable, right to handlord ventures to suggest. "My tenant, Mt. So and So, declines to pay the same as long."

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But the price f" the landlord ventures to suggest. "My tenant, Mt. So and So, declines to pay the same as lover the list. The president of Sorosis. The destinctive rights of ban villages. But when a change of times occurs, and money is lost in business, then the first thing the merregent—sly fox—tells the owner: "O yes, your store is very desirable, right on the thoroughfare; there will be plenty of applicants for it—can let it easily enough."

But the price? "the landford ventures to suggest. "My tenant, Mt. So and So, declines to pay the same as last year, and quotes to me the prices of other stores where he can be as well suited at a lower rent. The price, Sir? Can you obtain \$20,000; the same as he has been paying?" "No trouble at all, Sir," answers the agent; "only give me exclusive control and management of it, and I will get \$25,000 for your property." So the happy man leaves the presence of his agent, after binding himself not to employ another and not to interfere with his plans, and seeks his home with the pleasant feeling that he has got the best of his tenant, Mr. So and So, and that he don't care whether So and So remains or not. Mr. Pretender, the agent, has had many years of experience, and knows when they will expire. Mr. Pretender knows just when this firm and that firm will seek a new store, just how much they pay, just how soon the freaks of trade will compet those firms to make a change of location, and has "it Mr. Pretender assured him that he can get his price and more too, and even intimated to him that he knows just where to put his hand on a customer! In the mean than the conjunal tenant finds a more reasonable owner and secures a store at a lower rent. The weeks puss and the store is not rented. The owner takes to task the agent, who ascribes his failure to duil times. At length the season is over and the store remains on the owner shands. Without unusual good luck it will remain vacant for the year. We know of one such case where the owner listened to his ascent. The store could have been rented for \$10,000, which was its full value, it is now vacant and the season entirely past for renting. The owner would be glad to accept \$6,000 or \$7,000 for it, but cannot get even that, although it has brought within the last five or six years as much as \$10,000 or \$10,000

and not being accommodated at a lower rate have been compelled to seek chesper quarters.

There has been but little change—in wholesale business on the 1st of May, as most all the leases for this class of property terminate on Feb. 1, instead of May 1. The average reduction which has taken—place has been from

preperty terminate average reduction which has taken place has been from 20 to 30 per cent.

Not so many changes as might have been expected have occurred among retailers. There has been some moving, but no more than usual—we should judge hardly as much; and, contrary to general opinion, there has been no great reduction of reats. In some instances and in some localities there have been concessions, but the owners of retail stores well located have succeeded in obtaining nearly the same rents as last year. There has been a reduction, taking the average, of probably not exceeding 15 per cent. On Third-ave, the rents are about the same as last year, a few handlords having made reductions, but a majority holding their property at the former rates. We speak now of store property. The dwelling portions of the buildings, the lower stories of which are used for business purposes, are rented for the coming year at lower figures than before. On Sixth-ave, some landlords attempted to raise reads, and succeeded in some cases—not many. In this locality stores probably command about the same as last year. Taking the sam total of the changes in up-town business localities, the result will not materially differ from the

localities, the result will not materially differ from the estimates given above.

There are hundreds, perhaps thousands, of stores scattered over this city for which the tenants pay from \$80 \$2.00 rent, a sum could to that paid only a few years ago for a respectable wholesale store in a tolerable locality. The occupants of these stores do a business of from \$10.00 to \$20,000, often less, and it is one of the mysterles of New-York life how they can make both ends meet. They have a capital at starting of from \$1,500 to \$10,000. It is not an unfrequent occurrence for those who dispense the credits in our wholesale houses to receive applications for credit from persons keeping such stores, whose rent alone exceeds their entire capital. And yet, year after year, sanguine individuals as oadly off as this, or but little better conditioned, pass ou in the same track. Of course they cannot succeed. A few months pass, and their little capital is entirely consumed. A little more time passes, and they fail—perhaps abscond—leaving unpaid the few who have been foolish chough to trust them. The capital with which they started, and which was entirely inadeque to the bashess they proposed to follow, would have been ample to establish them on a good farm to one of an Warney Sci. the few who have been feedby enough to trust them. The capital with which they started, and which was emirely inadequie to the business they proposed to follow, would have been ample to establish them on a good farm in one of our Western States, where each year would have hereased the value of the property—where they would have ewned their own homes. Independence from the outset, success in the end, and a healthy occupation, would have been the accompaniaments of their business, instead of a slavish life of rivalry and dependence, resulting in failure and loss. The city has three such stores where one is needed, and the sooner the fact is recognized the better. Those who can withdraw with capital unimpaired will do well to do so, and seek a more profitable employment. The tendency of the age as far as cities is concerned is toward concentration. It has been se during the past year more manifestly than ever before, in regard to the wholesale business, many having gone out, and but few new firms having been formed. The larger ones have swallowed the smaller. So it must be, even more notices of the surface of the concentration, the expenses of transacting business, which have grown to an enermons volume since the ty concentration, the expenses of transacting business, chich have grown to an energian solution since the rar, are confined to one concern instead of being multiplied by a number. The business of two or three concerns, consolidated, can be as well transacted under one of and under the expense of one rent, as under two or free. So the larger concerns grow larger, and the small mes are crushed out entirely by competition and excessive expenses.

roof and under the expense of one rent, as under two or three. So the larger concerns grow larger, and the small ones are crushed out entirely by competition and excessive expenses.

In dwelling property of a moderate description some reduction has taken place, but there has been no great and general marking down. On Twenty-third and Twenty-fourth-sts, are located between 40 and 50 houses, large, roomy, and well kept—owned by one person. Those on Twenty-third st, command \$2,000, the same as last year; those on Twenty-fourth-st a less price, but the same as herotofore. There have been few or no changes among the tenants, and had there been there were numbers of others on the landlord's list of applicants ready to avail of any vacancy. Cheaper property further down town, in more unfashionable localities, commands the same as heretofore. In the higher-priced property, further up-town, there has been more reduction than in the moderate-priced houses; and, as a general thing, those who delayed in making their engagements have done the best. Some idea of prices may be obtained from the following figures: An English basement house, near Madison-ave., in the neighborhood of Thirtieth-st, commands \$3,000 per annum; a krick, high-stoop house, further up town, and on the west side, is offered at \$1,000; a brown-stone house, three stories, in Thirty-seventh-st, not far from Broadway, \$1,800; a brick house in West Tweifth-st., \$1,600, and one on Forty-sixth-st., hear Broadway, \$1,800. Houses on Fifth-ave., Madison-ave. \$6,000 is the price of similar accommondations.

Furnished houses command extravagant prices, those who hire them being compedied to pay a very large interest for the use of the furniture. Thus a fine stone house on Thirty-fourth-st., between Fifth and Sixth-aves. has recently been rented of four \$2,000 is the owned located up town have been rented at from \$2,000 to \$100 per month. On Murray Hill, a first-class furnished house, well hearted, brings \$6,000.

manth. On Marray Hill, a first-class furnished house, well located, brings \$6,000.

These prices, large as they seem to people in moderate circumstances, who would feel rich if their entire year's income equaled these sums, would pay but a small interest or the value of the property rented, and for a profitable investment the owners might well look in another direction. But the first-class nouses, rented as above, are not built with the intention of renting. Those who do rent them do it temporarily. When the cost of the lots and of the expensive structures erected thereon is considered, it will be seen that the owners actually do not rentiate the legal rate of interest, after paying taxes, &c. The lot corner of Fifty-seventh-st, and Fifth-ave, was sold this season, without any building on it, for \$65,600. Interest and taxes, in this case, on the lot alone would be fully \$8,000.

In Broodlyn so many houses have been erected during the past few years that the supply exceeds the demand, and many remain vacant, it is estimated by one who is supposed to know, that there are now unoccupied \$5,000.

RENTS as THEY WERE and ARE houses in Brooklyn alone. This is probably too large a figure. There has been a good deal of moving in Brooklyn, the tide of the population tending toward East Brooklyn.

houses in Brooklyn alone. This is probably too large a figure. There has been a good deal of moving in Brooklyn, the tide of the population tending toward East Brooklyn.

In Jersey City there are but few houses remaining unrented. There has been a good demand, and no material change from hast year. On the Hights, back of Jersey City, property has rented well, and some owners have even ventured to ask an advance.

Thousands of householders, weary and vexed, worn out with the most vexations of all the tasks of the year, are now in the midst of their overturned household gods, bewailing the cruel fate which has compelled them to make another move, and berating with their tengnes their hard-hearted landlerds. To all such we say: Live within your means, save something, get a home of your own, be your own handford if it is a possible thing. Let the money you now pay for rent go toward paying for a homestead, and the annual upheaval will have no terform front on Murray-Hill, but buy for yourself a brown-stone front on Murray-Hill, but buy for yourself a comfortable home in one of the suburban villages, where three or four years rent of a city house will complete the purchase, and where you can bring up your children healthy and strong, uncomtaminated by the bad influences of a city.

MRS. BURLEIGH ON CHILDREN.

Mrs. CeEa Burleigh lectured last evening at Association Hall on "Children," before a large audience. The lecture was given under the auspices of Scrosis, and a Committee of ladies from that Society, with a delegation from the Brooklyn Woman's Club, occupied the platform. Among them were Mrs. Harland, Dr. Anna Densmore, Mrs. Wilbour, Mrs. Jennie June Croly, Mrs. Matthew Wilson, and Miss Kellogg. A large basket of flowers stood on either side of the reading-desk, and the light was a dim religious one. It was a pretty scene, its picturesque accompaniments contrasting pleasantly with the usual hard and colorless impression of the lecturer's platform. Mrs. Burleigh, tail, and fair and graceful, walked quietly to the desk, and was introduced by Mrs.

AMERICAN INSTITUTE.

A LIVELY BUT UNPROFITABLE DISCUSSION.

The American Institute held its regular monthly meeting at Cooper Institute last evening. Gen. Hall presided. Several new members were elected. The Chairman of the Special Committee for the reconstruction of the by-laws called up the report made at the last meeting, altering but not radically changing the by-laws. A motion was made that the report be adopted, which gave rise to a long and warm discussion. Prof. Tiliman explained that the amendments only changed the position of some of the articles, and that some change was necessary, as he had found patent razors mixed up with silk dresses. Mr. Godwin then claimed the floor, when the President ruled him out of order. Mr. Godwin insisted on his right to the floor, declaring his intention to keep it, insimuating that he would not be builfed by the President or any one else; he had a resolution to offer, and meant to offer it; at the same time he wished it understood that this was a meeting of the American Institute and not of the Board of Aldermen. A vote was then taken; the resolution passed, and was ordered to be printed.

At this juncture Mr. Alanson Nash entered, accompanied by his umbrella, and called for the reading of the minutes of the previous meeting. On being informed that they had been read, he expressed his disregard of what had been done in a very emphatic manner.

The President—Mr. Nash, if you want to know what is in the minutes, read them yourself.

Mr. Nash undertook to read them aloud said the greatest confusion.

President—Nash, sit down. by-laws. A motion was made that the report be

est confusion.

President—Nash, sit down.

President—Nash, sit down.

Nash—I wen't. You are doing things all wrong here.

Your resolution is illegal, and I am going to oppose it.

President (excitedly)—Sit down, Sir! The resolution
has passed. (Cries of "it has."]

Nash—It has n't! I guess I know something.

President.—It has! You don't know what the question
is

8. Nash-I do. 1 come here-[Cries of "down" with "order." "Cet down, Nash."] President -Nash, the minutes were read before you

President—Nash, the minutes were read before you came in.

A Member—What right has a man to come in here after the meeting is half over, and demand we commence again for his benefit! [Applause.]

President—Mr. Nash, you ve been on the floor 15 minutes, and the by-laws only allow 10; sit down.

Nash (very much excited)—I won't. You don't know how long Iv'e been up.

President (aringing his first down)—Sit bown!

Nash (bringing his ambrella down)—I won't.

Here ensued a scene of the greatest confusion. A member arcse to a point of order.

President—Good! There seems to be lots of order here. [Confusion.]

Mr. Godwin—I move— [Volces, "Do!"]

Mr. Godwin—I want to speak. I won't be interrupted by every fool that springs up. I won't have it! I move that the Board of Managers print only the amendment in their circular—not the whole by-laws. Carried.

A motion by Mr. Nash to appropriate \$506 a year for the reporting of the proceedings of the Polytechnic Association was lost.

Mr. Nash (very angry)—There are several large-

No-good so vigility is declared lost. I move this appropriation of \$500, Voices—That has been lost.

Nash—Mr. President, are you agoin' to pay any attention to that bow-wow vote! I move—. [Cries of "Order," and confusion.]

A Member—I want to know about this thing.

Nash—Well, I'll tell you. It's a farce, a burlesque; we are making fools of ourselves.

The learned comission then delivered an eloquent haraogue upon the rights of persons and the nature of things, during which a resolution was passed appropriating \$300 for the reporter.

No evidence of weariness on the part of Mr. Nash being manifest, the meeting adjourned.

ROSE HILL OF ST. JOHN'S COLLEGE, FORDHAM,

VS. UNION OF MORRISANIA. The most interesting of the three matches which took place yesterday was that between the Union of Morrisania and the students of the Rose Hill
Club of St. John's College, Fordham, which was played
at Tremont. The game was another fine display of the
beauties of base ball, the result this time, however, being
a well-carned triumph for the Unions. This College Club
enjoys a reputation for skill equaled by no other organization of the kind outside of New England. Last season
they gave the champion Eckford nine as much as they
could do to defeat them, the score being 10 to 6, and the
Mutual nine only won by a score of 11 to 10. Yesterday
they opened fire on the Unions with their
powerful Burns battery—the Rose Hills having
one of the swiftest, if not the swiftest, pitchers of the
country, and they troubled the Morrisania boys to defeat
them by the score of 16 to 10. At first it looked as though
the Collegians were in for victory; but, though they
were 3 to 1 in the second inning, they found it impossible
to add another run to their score until the eighth inning,
at which time the totals stood at 16 to 3 in favor of the
Morrisanians. The Collegians, not liking this state of
affairs, went in for a rally in the last two innings, and, by
the addition of seven runs to their score, they pulled up
to decent figures. Intelligent interpretation was given
the new rules in this match by the umpire, who held
both clubs to a strict observance of them. Appended is
the score:

BOSE MILLS. OR B. TB. UNION. Union of Morrisania and the students of the Rose Hill

The Athletics of Newark and the Passaics of Belleville played at the latter place yesterday, the Athletics winning by totals of 40 to 35.

ECKFORD VS. ORIENTAL.

A quickly played game (1:57) was that between the E-kfords and Orientals yesterday. The runs made in each inning are as follows:

ATLANTIC VS. HARMONIC.

The meeting at the Capitoline grounds yesterday was poorly attended, and but little interest was manufested in the play. Ferguson of the Atlantics was again an absentee. The score was 29 to 6.

The work bringing the highest figures was Charles Herbsthoffer's "Trial by Weight," which was in the Paris Exhibition of 1867. It is a representation of a judicial test instituted in Holland by Charles V., with a view to deprive the inquisition of some of its victims. It consisted of weighing persons accused of witcheraft on a large town scale, in order to see if they possessed the requisite weight of a good and true Christian. It was purchased by Mr. Harrison of Philadelphia, for \$2,500. Ver Heyden's "Summer Time," soil rior \$2.7 S. b. Guy's "Looking for Father," \$400; E 1953e Lejeune's "Peep Show," \$545; Geo. H. Bought ab's "Hageenot Refugee Trying to Escape after St. Bar'holomew," \$600; Emanuel Gallard-Lepinay's "Venice," \$400; Geo. H. Boughton's "Winter Day," \$400, and "In Jian Summer," by same author, \$491; Joseph Coman's "Fountain in Pompeli," \$605; "Reading to Dolly," Sey mour J. Guy's, \$19; J. F. Kensett's "Descrited Wel'," \$510; "Gbicets of Art," by Henri-Deminique Rozezewski, \$610; "Gbicets of Art," by Gustave Delonghe, \$256; J. McEntoc's "Old Homestead," \$255; Gifford's "Cohorcorna Park," \$215; George Inness's "Twillight," \$210; Wm. T. Richards's "Lauter-brunnen Valley," \$300, and "Morning on the Shore," \$430, James G. Brown, \$432 50; James M. Hart's "Stor, and "Morning on Hake Park," \$250; The Roccipta," by Carre-Soubiran of Paris, \$300, Jervis McEntee's "Morning on Lake Phachde," \$400, James M. Hart's "On the Housatonic," \$256; Alfred Alboy-Reboust, "Pearl Necklace," \$233. The remainder sold for high prices, but the above list comprises all bringing The Eacher Sunday Park and Paris, \$400; The Eacher's "Morning on Lake Phachde," \$400.

The inquest over the body of Robert Hartman, who was killed in Lafayette, N. J., on Monday night in a fight with Dennis McGrotty, was continued by Corener Burns and a jury, last evening, at the Lafayette House, where the affray occurred. Mr. F. Ball testified that he knew both Hartman and Dennis; had seen a set of brass knuckles in Hartman's possession a few weeks ago similar to those in the room; he did not say what they were for, but said "Somebody would get hurt;" witness had heard Hartman making threats against Mc-Grotty before; he wanted to borrow witness's pistol once.

witness and neard transaction of the mentone.

B. F. Libby testified to having heard the mentograred in the hotel; could not say who spoke dirst; McGrotty asked what Hartman had against him; Hartman replied that he had nothing; McGrotty then asked why he talked so much about him; he then said, "If there is anything to settle we had better settle it now;" Hartman said, "Well, we'll go out doors;" when they arrived out doors, McGrotty struck Hartman, but did not knock him down; Mr. simmons interferfered between them, and tried to stop them; Hartman then stepped back; McGrotty then said, "we will have it out here," and both men took off their coats; McGrotty stepped nearer to Hartman; Hartman fell back, his head striking the pavement; could not say who struck the first blow; could not not be positive that Hartman struck Dennis, but he struck at him; after they came into the house witness said to Dennis, "It's a bad affair, Denny;" the latter replied, "ves, I'm sorry;" there was blood upon McCrotty's head, and also upon Hartman's after the fight; did not see McGrotty attempt to run away, but heard him say that he did not want to get away; when Dennis was lying in the room the Doctor passed his hand down Hartman's wrist, and slipped the knuckles off his hand; the Poetor turned and said, "See there," and put the knuckles in his pocket.

District Attorney Garretson cross-examined the wit-

his pocket.

District Attorney Garretson cross-examined the witness, but did not affect his testimony.

THE CUBAN LEAGUE.

A special meeting of the Cuban League was held last evening as Spingler's Hotel. Gen. McMahon presided, and among those present were Gens. C. K. Graham, J. Hayes, D. C. W. Darling; Cols. Macias, Ethan Allen, G. Granger, and Major Lockwood. A mass meeting is proposed to be held at the Brooklyn Academy of Music, and several valuable cases of jewelry of the most unique character presented by the Cuban ladies of this city, was exhibited, and it is proposed to hold a drawing on the occasion, when the articles will be distributed. The paper recently started under the auspices of the League, called The Star of Cuba, was exhibited, and arrangements were made to publish it jointly in the Spanish and English languages. The Chairman stated that he had called the meeting together to enact measures whereby the business of the League might be more efficiently carried out. He would suggest that an Executive Committee be appointed to promote the cause, and to transact all business calculated to promote the efficiency of the organization, subject to the confirmation of the League. He was informed that the cause was progressing very satisfactorily at Philadelphia, Jacksonville, Savaumah. Charleston, and throughout the principal towns in New-England, and branches of the League have been established at all those places, and others were in course of organization.

Col. Allen desired that they should go before the conheld last evening as Spingler's Hotel. Gen. McMahon

been established at all those places, and others were in course of organization.

Col. Allen desired that they should go before the community and state their position; their purpose was to create a sentiment in favor of the freedom of Cuba. There were thousands who would join them then, when they perceived that they were fighting in an honest cause, and that they were not a company of fillibusters. Many people now would not join them because they thought that the League were bent upon evading and ignoring the laws of the land in promoting fillibustering expeditions. In conclusion, Col. Allen proposed that 20 members be appointed an Executive Committee to transact all business of the League subject to the confirmation of the general body.

of the general body.

Col. Lockwood was appointed Secretary pro tem, and
Col. Granger was invited to write an article on the military condition of affairs in Cuba to be published in the
Cuban paper, and the meeting adjourned.

LABOR MOVEMENTS.

Many of the Deskmakers, who lately left work,

The workmen in the Croton Board Department say that laborers on other public works are employed in accordance with the new Eight-Hour law, and that they are required to work 10 hours per day for \$2.50. The Cigarmakers, who have been on strike for nearly two months against a reduction of wages, maintain the struggle. The employers claim that they find but little difficulty in procuring all the non-society

Work in most branches of business is brisk, particularly among the shoemakers and tailors, who are all busy on the Summer stock at satisfactory wages. Workmen in the baliding trades complain that there is much less work than during previous seasons; but never-theless a majority of the men are at present busy in "repairing" labs.

The strike which has been in progress for some time past in a leading shoe manufactory has been settled. The shop was placed on strike by the Crispins, because the employer refused to sign a new bill of extras. The men at work in the shop, although Crispins, supported the employer, claiming that, in the event of the bill being signed, their weekly earnings would be greatly reduced. The Lodges have decided not to attempt a further enforcement of the new bill.

EXHIBITION OF DEAF MUTES.

A wonderful educational triumph has been achieved by the Institution for the Improved Instruction of Deaf Mutes, situated at No. 336 East Fourteenth-st., and last evening an exhibition was given at Irving Hall. Dr. Biamenthal, the President of the Institution, delivered an introductory address, after which Prof. R. A. Rising exercised the pupils in grammar, geography, &c. Their arthenlation, though not perfect, was quite intelligible and truly surprised the audience. The Institution has been only three years in existence. It obtained a charter and an appropriation of \$10,000 at the late session of the Legislature. There was a very large gathering of ladies and gentlemen, and on the platform were Judge Cardozo, James W. Gerard, Emanuel B., Hart, Nathaniel Jarvis, Jr., E. M. Archibald, Mason Thompson, Robert Carter, Dr. Rising, Lazarus Rosenfeld, Benjamin Howard, Jr., the Rev. S. M. Isaacs, the Rev. Dr. Gatheim, Dr. Harvey Feet of the State Deaf Mute Institute, and others. At the conclusion of the exercises the Hon, James W. Gerard made an address, and was followed by Judge Cardozo, Dr. Krakewitzer, the Rev. Mr. Isaacs, and the Rev. Dr. Gutheim, each of whom expressed their admiration at the results produced. Dr. Blumenthal, the President of the Institution, de-

INDIGNATION MEETING OF COMMUTERS. A large meeting of the commuters on the Morris and Essex Railway has been held at Montclair to take action to obtain a more equitable and agreeable system of rules and regulations, especially in the matter of the collection of tickets and fares. The treatment of of the collection of thesets and tares. The treatment of passengers by the directors and officers of the Company was denounced in the strongest possible language by several of the speakers, and a series of resolutions were passed calling upon the Company to harmonize the pending difficulties, and a committee was appointed to take the necessary steps. The excitement on the question still continues, but the antagonism to the rules of the Company has almost ceased, as no cases of opposition were reported yesterday.

Miss Mary Ann McMaho n, aged 18, a teacher in Primary School No. 29, fell down the school stairs about 5 p. m., yesterday, and was injured so seriously that she died before the arrival of an ambulance. Her body was taken to the residence of her parents No. 187 East Twelfth-st.

Last evening, Col. A. F. Willmarth, the President of the Atlantic and Pacific Telegraph Company, and the Vice-President of the Home Insurance Company, left for California by the overland route. Col. Willmarth is accompanied by his wife and his nicce, Miss Fowler. The Colonel goes to the Pacific coast to seek a restoration to his health, which has been affected seriously of late by his ardnows labors.

riously of late by his arduous labors.

Two base-ball clubs composed of the employes in Singer's and Howe's sewing machine manufactories, met yesterday afternoon on a lot at the corner of Seventy-first-st. and Fifth-ave. The lot is owned by James Geddes, who resides on the property. Mr. Geddes attempted to drive the ball-players away, when they assaulted him and drove him from the lot. He soon returned, and, with the assistance of his wife, daughter, and a hired man by the name of Edgar, succeeded in ejecting the players. Shortly afterward six of the ball-players returned and caught the hired man Edgar, and beat him about the head and body. Edgar is now confined to his bed and fatal results are feared.

The Aldermon, vastories are feared.

The Aldermen yesterday authorized the Clerk of the Common Council to have commised for publication the leading cases in which the Corporation has been plantiff or defendant, and to have 5,000 copies printed; also, over the Mayor's veto, directed the Clerk to compile a Corporation Manual for 180, and to have 15,000 copies printed, and appropriated \$5,000 to cover expenses. The Assistant Aldermen instructed the Clerk to collate the opinions of the Corporation Counsel given to the various Departments since 1856, and called for the printing of 5,000 copies. The Assistant Aldermen also gave to George A. Dougherty \$1,500 for extra services while acting as Redemption Clerk in the Bureau of Arrears in 1861 and 1863; directed the Commissioner of Public Works to advertise for his for paving Fifth-ave from One hundred and twenty-fourth-st. to One-hundred and tidriteth-st., and One-hundred and tidriteth-st., and One-hundred and twenty-eighth-st. from Second to Sixth-aves., with the Hamar Wood Preserved Pavement.

HOME NEWS.

generally hazy from noon to 9 p. in.; overcast 9:30 to 11.

PROMINENT ARRIVALS.

Brevoort House—The Hon. Robert C. Winturop of Boston. — C arendon Hotel—Count M. E-terhazy of the Austrian Legation. — St. Nicholas Hotel—Lieut.-Gov. Allen C. Reach, Albany; Col. J. M. Lewis, Arkansas; J. Wiley Edmunds, Boston; J. H. Ramsey, Albany; F. W. Eroois, Washington; Dr. Clarke of Canada, and Major J. W. Knapp, Auburn, N. Y. Fifth Avenue Hotel—The Hon. Homer A. Nelson, Secretary of State; the Hon. John A. Griswold of Troy, and Gen. J. H. Ledlie of Chicago. — New-York Hotel—Gen. Myers of Indiana. — Metropolitan Hotel—The Hon. J. W. Mills, White Plains; Col. L. G. Huling of Peonsylvania; the Rev. H. G. Parke, Parkersburgh, Va.; R. P. Noah, Washington, and C. W. Folger, Geneva, N. Y. — Hoffman House—Col. A. Gorloff of the Russian Army; Gen. F. S. Manton, Rhode Island, and Lieut. French, U. S. N. — St. Denis Hotel—The Hon. W. D. Bishop of Connecticut, and the Rev. S. B. Moore, Pennsylvania.

F Co., 55th Regiment, had a street parade stevening. The company attracted much attention. Coles Morris's private stable in the rear of No. 64 Fifth-ave. was damaged by fire yesterday to the amount of \$1,500. Insured by the National and Equitable Companies. The horses and carriages were saved.

Augustus Lucer, aged 50 years, was found dead in the cellar of No. 121 East Broadway yesterday afternoon. He was accustomed to sleep in the cellar and went there apparently well about 3 p. m. The name of the Evangelical Advertising sociation, which is engaged in the dissemination of re-

Association, which is engaged in the dissemination of re-ligious instruction by means of advertisements in the secular papers, has been changed to the "Evangelical Press Association." Yesterday afternoon the 7th Regiment, N. G.S. N. Y. under command of Col. Clark, had a field day on Tompkins-square. The drill and maneuvers were witnessed by a large number of spectators, who loudly applianded the regiment for the manner in which the several movements were executed.

On Wednesday a City Marshal put out on the sidewaik the stock, fixtures, and furniture of the store No. III South st., by virtue of a dispossess warrant. At a later hour the police found a number of thieves en-gaged in stealing the property, and the establishment was taken to the Preperty Clerk's office.

The Police Commissioners yesterday made the following transfers of Captains: Charles McDonned, from the Twenty-eighth to the Twenty-first Preceiner; James Greer, Twenty first to the Ninth: George Wash-burn, Ninth to Twenty-eighth; John J. Ward, Thirtieth to Tenth; Thaddeus C. Davis, Tenth to Thirtieth.

An inquest was held yesterday by Coroner Rollins, at No. 769 Third-ave., over the body of a German named Goetz, aged 55 years, who committed suicide by leaping from a window of his apartment on the third floor of the above tenement into the rear yard. Goetz was employed as watchman in a brewery, and contracted habits of dissipation. He leaves a widow and two chil-dren.

dren.

Early yesterday a fire occurred in the leather and fladings store of D. A. Aber, in the basement of No. 33 Avenue A. Less on stock, \$2,000. Insured for \$2,200 by the Hamilton Company. The first floor was occupied by Joseph Foerster, dealer in stoves. Loss \$500, insured by the Manhattan Company for \$1,500, and Germania for \$1,000. The building is ewned by Mr. Gerber, and is damaged \$500, insured.

In the Essex Market Police Court, yesterday, Kate Fields, residing at No. 418 East Eleventhst, cinarged Thomas Hamilton with assault and battery. She said that Hamilton eanse into her room, clatched her by the throat, pointed a pistol at her head, and demanded her money. Hamilton pleaded some extenuating circumstances, and was admitted to ball in \$500 to answer at the Court of Special Sessions. . John Gilben, residing at No. 18 Suffolkst., made a complaint against his daughter, Mrs. Mary Ann tarkin. He said that she was constantly drunk, and would break everything she could lay her hands on winie under the suffuence of liquer. Saw was committed for six months in default of \$500 ball to keep the peace.

The name of the person who died on Wednesday morning at the Cosnopolitan Hotel, in Chambers-st. In the Essex Market Police Court, yesterday,

The name of the person who died on Wednesday morning at the Co-mopolitan Hotel, in Chambers-st.
proves to be Charlotte Lonisa Chester. She formerly resided with her mother at No. 21 South Lennett-st. Boston, but for nearly two years past has lived in this city
Recently she had been quite ill, and on Saturday even
ing intended to have gone to Boston. She missed the
night beat, and was escorted to the Cosmopolitan Hote
by Samuel Biddle, night watchman at the Fall Rive
steamboat pier. Dr. John Beach made a post-morten
examination and found that Miss Chester had died from
disease of the River. Later in the day the mother of MisChester arrived from Boston, and the body was delivered to her and subsequently taken to Boston for inter
ment. The Coroner will conclude the inquest to-day.

DEFOOKLYM Mayor Kulbdleigh is rapidle

BROOKLYN.—Mayor Kalbfleisch is rapidly The Fire Commissioners ask for \$250,000 for

About 50 men are now employed on the East

The Excise Commission have resolved to issue no licenses under \$10; hotels and restaurants will be charged from \$160 to \$150.

A two-story frame dwelling on Leonard near Court-st, owned and occupied by Philip Keisler, was damaged \$500 by fire yesterday.

The boot and shoe store of J. Edwards, corner of Fulton and Main sts., was entered by lourglars on Wednesday night and robbed of \$500 worth of boots and shoes. The Superintendents of the Poor report the mber of inmates in the County buildings to be: Almsuse, \$1,010; Hospital, 359; Nursery, 388; Lunatic

Alderman Bergen, acting Mayor, and Chair-

man of the Board of Aldermen, has appointed as a Board of Health, Aldermen McGroarty, Miller, Thorne, Noan, Clancy, Elliott, and Walters.

the Mercantile Library with a valuable collection Japanese iterature, consisting of 67 volumes, printed at illustrated in the loghest style of Japanese art. He halos given seven maps of Japanese construction.

also given seven maps of Japanese construction.

Resolutions were passed by the Prospect Park Commissioners, last evening, directing the President and Secretary to draw upon the city authorities for stocked, to be applied for Park improvements, and directing the city to issue bonds to tinat amount, in accordance with the act of May 2, 18.0. The Park Superintendent is directed to resume werk immediately. For the amount necessary to construct Washington Park, the Finance Committee is to Inquire into and report, as well as to the sam or sums requisite to maintain all the Brooklyn parks and the Kings County Parade Ground; directing the landscape architects of the Board to report a plan of improvements for Tompkins-road, and to the President is given authority to contract for the grading of the road, &c. The Executive Committee is to fix a distract of assessment for the widening and extending of washington-ave; also for the laying out and opening of Plaza st. Proposals for grading Sackett st. as whence are solicited. Messrs. Van Anden, Prentiss, and iffused were appointed to take preparatory steps for the sale of lands on the east side of Fiatbush ave., as provided in the act of VLUSHING.—The bill allowing the citizens to

ow awaits the action of the Boars of Trastees, who will

aged in the fatal stoming which at Minnie village two weeks ago has a aircreten is not true. The Coroner's jury found a venilet of justifiable JAMAICA.-John Flood, a laborer on the Hemp-

d Plains, went into the more of voltam Mayer, in this village, ye, throw the propriets from behind the bar, and smashes testiless, furniture, &c., generally. Flood was arrested by two office a severe light, in which the officers were handled roughly. On a numeric teleral Justice Scienkar he pleaded guilty, and was sentence MASPETH, L. I.-Martin F. Witchriben has en appointed Postmaster at this place, vice William H. Farman

Scarsiorningly, age if years, was drowned in Critica Loke reacrday while bathing. His body was recovered. A brakeman named Farrell sa crushed fatally while coupling cars at Peckevill yesterday. UNION HILL.—Between 11 and 12 yesterday a fire

amounts to \$5.00, and is parisally insured.

JERSEY CITY.—John Covle has been elected.

Chief Ragimer of the Fire Department. The Assistant Engineers elected are: First biseriet, Charles Beynodes; Second Pharret, John H. Morrison: Their Destrict, Jones Raffers; Poorth biseriet, Alfred Heritage: Fifth Datrict, Eleand Besier, Six'n District, Win. E. Huwser: Seventh District, John E. Hallhay. Fire Commissioner, Thomas Gross. Coroner Burns is to hold an inquest over the body of a child of Mr. Larkin, burned fatally while in bed on Toesda evening. The fire was caused by another child placing a lighted match on the pillow. NEWARK.-Mrs. Landis, the young woman who

see day, after having left it nearly a work at the were r leased upon a promise of pa ment of their ca promise was fabilies impossible to after their a

To oney the dictates of fashion to a pradent

not exempt from this day, and should procure their bats from Knox, of No. 212 Broadway. He is the highest authority on the subject, and his crown coverings are the models of artistic excellence. By sure to secure

THE BROOKLYN DAILY EAGLE has a larger circulation than any other evening paper in America. In order to accommodate the New-York readers who may desire to have this irrat-class paper, the following agencies have been established in New-York City: George J. Tyon, Fifth Avenue Hotel New-Stand; J. H. Hillier, New-Exchange St. Nicholas Hotel; Astor House Bottada; Messer, Dunn & Cane, N. J. Central Railroad Depot, foot of Liberty-st.; James Collis, Jersey City Ferry, foot of Courtlands at.; C.P. Bockwood, Grand-st. Ferry.

Look out for imitations and infringements upon my Burglar Alarm Tringarm Parkey, even if they are called improvements. Using as well as selling an infringement is violation of law, and will be treated as such. E. Holasm, ? Murray-et.

PAPERS, TWINES, THREADS AND CORDAGE.

H. N. SQUIRE'S, 97 Fulton-st., New-York, is the best place to buy reliable Warciers, fine Diamonds, choice Jew-klry, and Silverware. Diamonds a specialty.

LATEST SHIP NEWS.

Steamship Wamautta, Pish, Ne Weifferl, indee, and pass.
Steamship Neptune, Baker, Boston, indee and pass.
Steamship Mercedita, Starker, Fernandina, Plat, indee, and pass.
Steamship Mercedita, Starker, Permandina, Plat, indee, and pass.
Ship Helene, Samudson, Rotterlam 36 days, petroleum harrels, &c.
Bark Grenndler, Samlers, Yokochum 136 days, tested and Bark Jasper, Weither, Galboon, W. C. A., 75 days, redwood,
Bark Louis, Wike, Iquique Indee, varieta de Seda.
Birg Loze H. Kimball, Louit, Bahia 34 days, macroood, &c.
Birg Loze L. Nagure, Platte, Barka, wine, &c.
Birg Cascatella, Carlide, Sagun, Josepha, super, Birg Locke Sam, Johnson, Port-an-Platte 23 days, logwood, &c.
Schr, Syalan, Carlson, Puttan-Platte 23 days, logwood, &c.
Schr, Syalan, Carlson, Hudikawall, Sweden via Gainaby, Eng., 68 days, 500.

Brig Uncle Sam, Johnson, Port-sa-Platte 23 days, logwood, &c.
Sehr. Syalas, Carison, Hudikawali, Sweden via Gunady, Eng., 6
iron.
Sehr. Martha N. Heath, Heath, Havana 12 days, engar.
Sehr. Carollo, Sanal, Two Rivers, N. 8, 19 days, piling,
Sehr. Oranilo, Sanal, Two Rivers, N. 8, 19 days, piling,
Sehr. Morning Star, Smith, Bernoda 6 days protoses,
Sehr. Lavina Bell, Hayles, Barceco,
Ann. Amelia, Virginia,
Maria Foss, Portland,
P. Randolph, Providence,
Ann. Amelia, Virginia,
Maria Foss, Portland,
P. N. Tower, Camden,
Gen. Harris, Fairhaven,
Pallos, Pranklin,
Pranklin,
Pranklin,
Pranklin,
Raria Contain, Sentingeri,
Cornelia, Rizabethport,
Cornelia, Rizabethport,
Cornelia, Rizabethport,
Lumarine, Bizabethport,
Cornelia, Rizabethport,
Lumarine, Rizabethport,
Lumarine,

SAILED.

Steamships—Alaska for Aspinwall; Erpoli, for Liverpool: Missouri, for Havana; Con. Barnes, for Savannah; Saratoga, for Norfolk, &r. ship Garret, for Vulparabo. Hark Flectwing, for Savannah, Brig Jonana, for Tecagona. Selfs, Fied. Smith, for St. Pietre, Mart. WIND—Sundown, light, S. W., clear.

DOMESTIC PORTS.

CHARLESTON May 5.—Sailed, schr. idi Finney, for Georgetown, S. C.
SAVANNAH, Gz., May 5.—Cleared, steamables Herman Livingston, for
Sew York: North Point, for Bakimore; achrs. C. S. Webb, for Georgeoun, to load for New York; O. Cromwell, for New-Bedford, Arrived,
team-hip Oriental, from Boston.

FOREIGN PORTS. he steamship Geo. Cromwell, from New-Orleans, HAVANA, May 5.—The steamship Geo. Cromvell, from New-Orleans, sailed to-day for New-York.

The U. S. steamship Nantasket arrived from the Bay of Samana, not the Yantic, as reported yesterday.

DISASTERS.

SDES, May 5.—The bark Virid, which sailed from London for Phillips, has put back leaking. MEMORANDA.

New York for Port Washington,

MEMORANDA.

The schr. Susan Elizabeth. Allen, from New-York for Port Washington, with opsters, ran above on the east side of Blackwell's Island systeriaw (5tb), and sunk. The crew was taken of by the Blackwell's Island Guard boat. She will be raised by Wreckmaster Brown, and put on the beach at Astoria.

45,000 NOW in USE.

GEO. A. PRINCE & CO.'S ORGANS AND MELODEONS GEO. A. PRINCE & Co., BUFFALO, N.Y. GEO. A. PRINCE & Co., CHICAGO, ILL.

WALTHAM WATCHES. FULLER & Co., 25 JOHN-ST., N. Y.,

Offer Gents' and Ladies' FINE WATCHES in SOLID GOLD and SILVER CASES of the newest styles, at prices to correspond with the decline in Gold and Silver. A full assortment recived daily.

HOUSE-FURNISHING OUTFITS, INCLUDING CHINA, GLASS. SILVER-PLATED WARE, TABLE CUTLERY, COOKING UTENSILS, REFRIGERATORS, &c., AT GREATLY EDWARD D. BASSFORD,

COOPER INSTITUTE.
ILLUSTRATED CATALOGUES SENT ALL OVER THE
COUNTRY FREE.

THOS. R. AGNEW,
GREENWICH, COR MURRAY-ST., N. Y.
WHOLESALE AND RETAIL DEALER IN TEAS, SUGARS, COFFEES, SPICES, FIRST-CLASS GROCERIES.

VERMONT SPRING WATER.—The great remedy for Cancerous and Scrofulous Diseases, Kidney Complaints and all imparities of the blood. See pamphiets, SAXE & Co., Proprietors, Sheldon, Vt. W. H. SCHIEFFELIN & Co., Agents.

Go to MACFARLAND'S BOOKSTORE, No.

PHILADELPHIA LAWN MOWER - The SOMETHING NEW.-HULL's Highly per-

WADE & CUMMING,

GRAND OPERA HOUSE,

261 AND 263 EIGHTH-AVE. CORNER TWENTY-THIRD-ST.

CLOTHING.

SPRING OVERCOATS, \$5, \$8, \$10, \$15, \$20.

SPRING SUITS, \$12, \$15, \$20, and \$25.

BOYS' SPRING SUITS, \$5, \$7, \$10, \$12, \$15.

N. B .- All hinds of CLOTHING made to order.

WADE & CUMMING.

GRAND OPERA CLOTHING HOUSE,

CORNER EIGHTH-AVE. AND TWENTY-THIRD-ST

Frost, Black & Co.

ELASTIC SPONGE Mattresses,

PILLOWS AND CUSHIONS.

30 TO 50 PER CENT CHEAPER THAN HAIR. 30 TO 50 PER CENT LIGHTER THAN HAIR. MORE ELASTIC, CLEANER AND MORE DURABLE. AMERICAN PAT. SPONGE CO.

Rhododendrons!

PARSONS & Co., FLUSHING, N. Y. TIS' Safety Hoisting MACHINERY.

GREAT REDUCTION

TEAS AND COFFEES

TO CONFORM TO PRICE OF GOLD.

THE

GREAT AMERICAN TEA COMPANY

Are now supplying all their customers with the

Choicest New Crop Teas and Choicest Selected Coffees,

AND ALL WARRANTED TO GIVE PERFECT SATISFACTION.

at the very lowest prices at which the present state of the gold market will warrant, as will be seen by the following

PRICE LIST:

The qualities of all grades of TEAS and COPPEES are kept fully up to the old standard, not withstanding the reduction of prices.
OOLONG (Black), 50c., 50c., 70c., 10c., best 30c., per fb. MIXED (Green and Black), 50c., 60c., 70c., 80c., best 90c. per ff. MIXED (Green and Blacks), 50c., 50c., 70c., 50c., best 50c. per B.
SOUCHONG (Black), 50c., 50c., best #1 per B.
ENGLISH BREAKFAST (Black), best, #1 15 per pound,
IMPERIAL (Green), 70c., 50c., 50c., #1, #1 10, best #1 25 per B.
YOUNG HYSON (Green), 70c., 50c., 50c., #1, #1 10, best #1 20 per B. UNCOLORED JAPAN, 90c., \$1, \$1 10, best \$1 20 per fb. GUNPOWDER, \$1 25; best \$1 50 per pound.

Coffees Roasted and Ground Daily, always under our own supervision, and upon our own premises. GROUND COFFEE, 15c., 20c., 25c., 30c., best 35c. per ft.

Hotels, Saloons, Bearding-bouse Keepers, and families who use keps quantities of Codice, can economics in that article by using our FRENCH* BREAKFAST and DINNER COFFEE, which we sell at the low process. S cents per pound, and warrant to give perfect satisfaction. ROANTED (Unground), 20c., 25c., 50c., best 35c. per lb. GREEN (Unroasted), 15c., 20c., 25c., best 30c. per lb. Five-pound packages of either Tea or Cuffee delivered in any per of the City below Fifty-ninth-st., FREE OF CHARGE.

Consumers can save 5 to 8 profits by purchasing of

Great American Tea Co., Headquarters, 31 and 33 Vescy-st. BRANCHES:

640 BROADWAY, corner of Bleecker-st, 479 EIGHTH-AVE., N. corner Thirty-fourth-st, 150 EIGHTH-AVE., N. E. corner Phys-first-st, 210 BOWERY, between Spring and Prince-sts. 299 SPRING-ST., between Hudson and Greenwich sta. 102 THIRD-AVE., N. W. corner Forty-fourth-st. 265 FULTON-ST., Brooklyn, corner Concord-st. 150 FULTON AVE., Brooklyn.

7 Per CENT GOLD INTERST (FREE OF GOVERNMENT TAX)

FIRST MORTGAGE SINKING FUND BONDS

WEST WISCONSIN R. R. Co.

FIFTERN YEARS TO BUN FROM JANUARY, 1870, AND CONTESTIBLE LAND GRANT OF OVER 1,000,000 ACRES FROM GOVERN-

upon which, together with the Road and all its property, these Bonds are & First Mortgage.

EXEMPTED FROM TAXES UPON ITS LANDS FOR 15 YEARS. 70 MILES PINISHED AND BUNNING.

from which income is derived, with rapidly-increasing receipts.

An air-line from St. Pauls to Milwankee and Chicago. These Lands estimated worth \$11,000,000. Total amount of mortgage when Road completed, \$4,000,000. The Road is divided into four sections, and \$1,000,000 Bonds are issued upon completion of each section. As these ands are sold, the proceeds are held by the Trustees as a Sinking Fut assert, are the safest and chespest security officed in this les at present is 30 flat, but will probably be raised in a few days to

White, Morrisa Co.

BANKERS AND FINANCIAL AGENTS OF THE COMPANY

French Clocks, BRONZES,

MUSICAL BOXES. PARIS FANCY GOODS. FANS, OPERA GLASSES,

FINE WATCHES AND JEWELRY. Alex. M. Hays & Co., 23 MAIDEN-LANE, N. Y.

SIGN OF THE GOLD TELEGRAPH. NOTICE!

FURNITURE! THE ENTIRE STOCK OF MY ESTABLISHMENT,

194 AND 196 BROADWAY, now offered at a great sacrifice to close the business, as the premises are

leased and possession to be given at once. Call and examine for your selves. Parlor, Library, Belroom, Bank, and Office Parniture, the great-cat variety to be seen in New-York. J. W. SOUTHACK.

WEST'S NEW PATENT COPPER

J. D. WEST & Co., 40 COURTLANDT-St., N. T.

BUSHTON'S DRUG STORE HAS REMOVED FROM ASTOR

HOUSE (AFTER 33 YEARS) TO 11 BARCLAY-ST. reduced 15-40 per cent below Broadway rates.

HERRING'S SAFES 251 BROADWAY, CORNER MURRAY ST., N. Y.

SO7 CHESTNUT-ST., PHILADELPHIA, PA., 40 STATE ST., CHICAGO, H.L. 53 CAMP-ST., NEW-ORLEASS,